



June 13, 2007

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Wednesday, June 13, 2007, at 4 p.m., in the second floor Seminar Room located at The Plaza, 100 W. Innes Street, to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, Bill Burgin (Co-chair), George Busby, John Casey, Mark Lewis (Co-chair), Brian Miller, Rodney Queen, Jeff Smith, Bill Wagoner, and Victor Wallace.

Absent: Karen Alexander, Phil Conrad and Steve Fisher

Staff Present: Janet Gapen, Patrick Kennerly, Dan Mikkelson, Preston Mitchell, Joe Morris, David Phillips and Jewell Stokes

The Meeting was called to order with Bill Burgin (Co-chair) presiding. The minutes of the June 6, 2007, meeting will be considered for approval at the next meeting, Wednesday, June 20, 2007.

Preston Mitchell distributed copies of **Chapter 15. Development Process** (*Draft 06.11.07*) and **Chapter 17. Violations and Penalties** (*Draft 06.11.07*)

CHAPTER SUMMARIES

Preston Mitchell began the discussion of Chapter 15. Development Process.

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|------|----------------------------------|--|
| 15.1 | Purpose and Intent | Neutral |
| 15.2 | General Applicability | Noted that this applies to all appropriate permits |
| 15.3 | Public Notification Requirements | All text will be put in a matrix |

15.4 Administrative Permit Procedures
General Provisions

15.4 A. Text was changed to read
(less than 144 square feet in area).
This change would match up with
Rowan County.

15.4 B-D. Neutral

15.4 E. Mark Lewis questioned the
Right of Appeal process and what the Institute of Government had to say. Preston Mitchell
clarified that the Right of Appeal process is by State Statutes.

Quasi-Judicial

Appeals	Zoning Board of Adjustment
Special Use Permits	City Council
Variances	Zoning Board of Adjustment

15.4 F- G. Neutral

15.5 Predevelopment Site Grading Permit

15.5 A-B. Neutral

15.6 Zoning Permits

15.6 A-B. Neutral

15.7 Certificate of Appropriateness

15.7 A-K. Neutral

15.8 Minor Site Plan

15.8 A. Neutral

15.8 B. Informal review Schematic Plan,
Formal Submission of Master
Plan, Construction Documents

****Approval by Administration Only***

There was a great deal of concern and discussion about the determination of the amount of proper
water flow at the preliminary level.

****Dan Mikkelsen will provide copies of SRU's Notice to Apartment Developers regarding the
available water flow.***

15.9 Major Site Plan

15.9 A. Neutral

15.9 B. Informal review Schematic
Plan, Formal Submission of
Master Plan, Construction Doc.

****Approval by TRC***

15.10 Subdivision Procedures
General Provisions

15.10 A-D. Neutral

15.11 Exception Plat Subdivision

15.11 A-B. Neutral

15.12 Minor Subdivision

15.12 A. Neutral

15.12 B.* *Approval by Administration
By normal standards this would go on
the Consent Agenda..*

15.13 Major Subdivision

15.13 A. Neutral

15.13 B. Same as Major Site Plan
**Exception - TRC Approval on
Preliminary Plat*

These changes should speed up the entire process, reducing additional review, and saving time to get to the Planning Board and City Council. David Phillips suggested that approximately four weeks could be cut from the approval process as it stands now. TRC will have to follow the open meeting law allowing the public access to all meetings.

15.14 Quasi Judicial Proceedings
General Provisions

15.14 A-C. Neutral “*Statutory*”

15.15 Administrative Appeals

15.15 A-D. Neutral

15.16 Variances

15.16 A-G. Neutral

15.17 Special Use Permits

15.17 A-G. Neutral

15.18 Legislative Procedures
General Provisions

15.18 A-H. Neutral

15.19 Text Amendments

15.19 A-C. Neutral

15.20 Map Amendments (Rezoning)

15.20 A-C. Neutral

15.21 Conditional Districts

15.21 A. Purpose

Bill Burgin wanted to bring awareness that this procedure has changed. He stated that the CD is a floating overlay and base zoning has to be carried thru at the same time. Preston Mitchell was also asked to add to this Chapter the same info listed in **Chapter 2.23.C Specific District Provisions** as follows:

- 1) Chapter 5: Building Types and Architectural Standards
- 2) Chapter 9.5 & 9.6 of Chapter 9: Infrastructure, Platting, and Connectivity
- 3) Chapter 10: Parking
- 4) Chapter 11: Lighting
- 5) Sections 2.14-B & 2.15B of Chapter 2: District Provisions

15.21 B-D Neutral

15.21 E. a-g will have to go to City
Council

15.21 F. Neutral

15.22 Vested Rights

15.22 A-F. Neutral

15.23 Transportation Impact Analysis

15.23 A-C. Neutral

15.24 Storm Water Permit

15.24 A. Neutral

Bill Burgin announced that Chapter 15 was finished (being parallel or better). He also stated that (Chapter 17. Violations and Penalties) and (Chapter 5. Building Types and Standards) will be discussed at the next committee meeting on Wednesday, June 20, 2007.

The meeting was adjourned at 6:00 pm.

JS